

Denis Law Mayor



Community & Economic Development C. E. "Chip" Vincent, Administrator

February 2, 2017

CG Engineering
Attn: Carmel Gregory
250 4th Ave S, Ste 200
Edmonds, WA 98020

SUBJECT: "On Hold" Notice
Aberdeen Ave Short Plat, LUA16-000967

Dear Ms. Gregory:

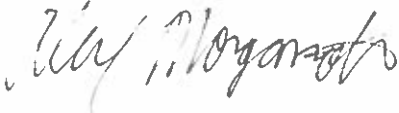
The Planning Division of the City of Renton accepted the above master application for review on December 23, 2016. During our review, staff has determined that additional information is necessary in order to proceed further.

The following information will need to be submitted before May 2, 2017 so that we may continue the review of the above subject application:

- Address the attached Utility and Transportation Comments for Valley Medical Center Memorandum from Ian-Fitz James, Civil Plan Reviewer including but not limited to:
 - Updated TIR and plan addressing the comments found in the Surface Water #2.
 - Updated geotechnical report addressing the comment found in Surface Water #3.a.
 - Street modification request per Transportation #1.

At this time, your project has been placed **"on hold"** pending receipt of the requested information. Please contact me at (425) 430-7219 if you have any questions.

Sincerely,



Alex Morganroth
Associate Planner

Enclosure(s): Utility and Transportation Comments for Aberdeen Short Plat Memo from Ian Fitz-James

cc: PMP Investors, Owner(s)



M E M O R A N D U M

DATE: January 31, 2017

TO: Alex Morganroth, Senior Planner

FROM: Ian Fitz-James, Civil Engineer II

SUBJECT: **Utility and Transportation Comments for Aberdeen Avenue Short Plat
1824 Aberdeen Avenue NE
LUA 16-000967**

I have reviewed the application for the **Aberdeen Avenue Short Plat at 1824 Aberdeen Avenue NE** (King County Parcel #3343901606) and have the following comments:

EXISTING CONDITIONS

The site is approximately 0.37 acres in size and is rectangular in shape. The parcel is an existing developed lot which contains one single-family home with a detached garage and a detached accessory building that are proposed to be demolished as part of the improvements.

- Water** Water service is provided by the City of Renton. The site is in the Highlands service area in the 435' hydraulic pressure zone. There is an existing 16-inch City ductile iron water main located west of the site along the eastern edge of Aberdeen Avenue NE (see Water plan no. WTR2702825) that can deliver a maximum total flow capacity of 4,200 gallons per minute (gpm). The approximate static water pressure is 59 psi at the elevation of 298 feet. The site is located inside Zone 2 of the Aquifer Protection Area. There is an existing 3/4-inch water service serving the existing home on Lot #1.
- Sewer** Wastewater service is provided by the City of Renton. There is an existing 8-inch PVC gravity wastewater main flowing south to north located in Aberdeen Avenue NE (see City plan no. WWP2702825). There is an existing PVC side sewer serving the existing home on Lot 1.
- Storm** There is an existing 18-inch corrugated polyethylene storm drainage system that flows from south to north on the west side of Aberdeen Avenue NE (see City plan no. SWP2702825). The existing property does not contain a stormwater facility. Runoff from the site sheet flows from east to west at an average of four percent towards Aberdeen Avenue NE where it flows north along the roadway edge where it eventually flows in the existing 18-inch storm drainage within Aberdeen Avenue NE.

3. The development is located in the West Kenneydale and Aberdeen Ave NE Special Assessment Districts (SADs).
 - a. The SAD fee for the West Kenneydale SAD is \$1,050.00 for each additional lot.
 - b. The Aberdeen Avenue NE SAD does not require any additional connection fees.
 - c. The total SAD fees due are \$1,050.00. SAD fees are due at construction permit issuance.

SURFACE WATER

1. A Preliminary Drainage Plan and Technical Information Report (TIR), dated December 15, 2016, was submitted by CG Engineering with the Land Use Application. Based on the City of Renton's flow control map, the site falls within the Flow Control Duration Standard area matching Forested Site Conditions and is within the May Creek Drainage Basin. No downstream flooding or erosion issues were identified in the TIR. The development is subject to Direct Drainage Review in accordance with the 2017 Renton Surface Water Design Manual (RSWDM). All nine core requirements and six special requirements must be discussed in the TIR.
2. The following revisions to the TIR and plans are required prior to construction permit review.
 - a. Per RMC 4-2-110A, the maximum impervious surface area is 65% of the lot area in the R-8 zone. The TIR that was submitted uses an assumed impervious surface coverage of 75%.
 - b. Core Requirement #8, Water Quality: If the project exceeds 5,000 square feet of new plus replaced pollution generating impervious surface (PGIS), a water quality facility is required prior to the proposed infiltration facility. Using the lot coverage tables in Section IV and WWHM inputs, it appears the project exceeds 5,000 square feet of PGIS. If the project is exempt from this requirement, update both the lot coverage tables in Section IV and WWHM inputs to clearly show that it is under the 5,000 square feet threshold.
 - c. Special Requirement #6, Aquifer Protection area, The proposed infiltration facility is open to the underlying soils, located in Zone 2 of the Aquifer Protection Area, has a measured infiltration rate of more than 2.4 inches per hour, and soil suitability criteria defined in Section 5.2.1 of the RSWDM is not met. Therefore groundwater protection is required prior to infiltration into the underlying soils. See Section 5.2.1 for more information.
 - d. The emergency overflow pipe invert (CB #1) needs to be at or higher than the elevation of the top of the infiltration trench. Remove fine mesh screen from riser.
3. A geotechnical report, dated October 17, 2016, completed by Nelson Geotechnical Associates, Inc. for the site has been provided. The submitted report describes the site is a Low Erosion Hazard area. Erosion control measures will need to be in place prior to starting grading activities on the site. In-situ infiltration testing was completed at two test pits, which returned an infiltration rate of 61 inches per hour and a design infiltration rate of 7.35 inches per hour. Geotechnical recommendations presented need to be addressed within the project construction plans.
 - a. Section 5.2.1 of the RSWDM requires that infiltration tests be performed at the elevation of bottom of the proposed infiltration facility (Elev. 293 as shown on plans). Provide verification of the depth of the infiltration tests. The geotechnical report states that the infiltration tests were performed at approximately two feet below existing grade which is several feet above bottom of proposed facility.

5. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.

GENERAL COMMENTS

1. Site grading shall be in accordance with RMC 4-4-060.
2. Retaining walls shall not exceed 6-feet in height from finished grade. Walls taller than 4-feet measured from bottom of footing require a separate building permit. Structural calculations and plans prepared by a licensed engineer are required as part of the building permit submittal.
3. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector.
4. The fees listed are for 2017. The fees that are current at the time of construction permit or building permit issuance will be levied. Please see the City of Renton website for the current Development Fee Schedule.
5. A separate plan submittal will be required for a construction permit for utility work and street improvements. Landscaping plans shall be included with the construction plan submittal. All civil plans shall be prepared by a licensed Civil Engineer in the State of Washington. Landscaping plans shall be prepared by a licensed Landscape Architect in the State of Washington.
6. Civil plans shall conform to the current City of Renton survey and drafting standards. Current drafting standards can be found on the City of Renton website.
7. When utility plans are complete please contact me to set up a plan intake meeting. Please bring three (3) copies of the plans, two (2) copies of the drainage report, an electronic copy of each, the permit application, an itemized cost of construction estimate, and application fee to the intake meeting. The civil construction permit application along with a document explaining the civil construction permit process and submittal requirements can be found on the City's Development Engineering website: <http://rentonwa.gov/business/default.aspx?id=42473>.